

Capsule Summary for 3 Randall Place (AA-19)

Built in the period between 1900-1903, the three attached houses at 1, 2 and 3 Randall Place are located on property that was originally part of the large tract of land associated with the Bordley-Randall house. The history of the properties designated 1, 2 and 3 Randall Place illustrates the subdivision of the once large and prominent 18th century Annapolis estates into smaller parcels in the 19th century and the subsequent development of these subdivisions. In addition, the three houses occupy an important site at the intersection of Randall Place, State Circle and Maryland Avenue and are good local examples of the shingle style of architecture.

The three separate, but attached residences were designed together to appear as one large and imposing dwelling. Originally set back from Maryland Avenue, the buildings were altered during the mid-20th century to accommodate individual storefronts that project from the Maryland Avenue elevation of the houses and face this commercial strip. The one-time dwelling at 3 Randall Place is currently occupied by an antique store, but retains its original floorplan, architectural features and details.

The second floor and attic level of 2 Randall Place currently serves as a rental apartment entered from Randall Place. The original first floor of the dwelling and store front addition are occupied by a bookstore.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY

Inventory No. AA-19

=====

1. Name of Property

=====

historic name _____

other names 3 Randall Court; 3 Randall Place; 86 Maryland Ave.

=====

2. Location

=====

street & number 3 Randall Court not for publication _____

city or town Annapolis vicinity _____

state Maryland code _____ county _____ code _____

zip code _____

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3. State/Federal Agency Certification N/A

=====

4. National Park Service Certification N/A

=====

5. Classification

=====

Ownership of Property (Check all that apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing Noncontributing

<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Is this property listed in the National Register?

Yes ☒ Name of Listing Annapolis Historic District
No _____

Maryland Inventory of Historic Properties
Annapolis Survey
3 Randall Court
Anne Arundel County, Maryland

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6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: Commercial Sub: Store

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Shingle Style

Materials (Enter categories from instructions)

foundation Brick
roof Standing Seam Metal
walls Stucco and wood shingles over frame
other _____

Narrative Description (Describe the historic and current condition of the property.) See Continuation Sheet No. 7-1

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8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- _____ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- _____ B Property is associated with the lives of persons significant in our past.
- X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- _____ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- _____ A owned by a religious institution or used for religious purposes.
- _____ B removed from its original location.
- _____ C a birthplace or a grave.
- _____ D a cemetery.
- _____ E a reconstructed building, object, or structure.
- _____ F a commemorative property.
- _____ G less than 50 years of age or achieved significance within the past 50 years.

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Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1900-1903

Significant Dates 1900-1903

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder unknown

Narrative Statement of Significance (Explain the significance of the property.) See Continuation Sheet No. 8-1

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9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

Articles, Books, Published and Unpublished Resources

Anderson, Elizabeth B. Annapolis: A Walk Through History. Centreville, MD: Tidewater Publishers, 1984.

Anne Arundel County Assessment Records. 1876-1896; 1896-1905; 1904-1910. Maryland State Archives. Record Group C35.

Anne Arundel County Land Records. Anne Arundel County Courthouse and Maryland State Archives, Annapolis, Maryland.

McIntire, Robert Harry. Annapolis Maryland Families. Baltimore: Gateway Press, Inc., 1979.

The Maryland Comprehensive Historic Preservation Plan. Maryland Historical Trust. Department of Economic and Community Development, June 1986.

Papenfuse, Edward. "Southern Urban Society after the Revolution: Annapolis, Maryland, 1782-1786." Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969.

Record Group 29 "Records of the Bureau of the Census." 1900, 1910 and 1920 Census; Anne Arundel County, Maryland.

Maps and Drawings

Bird's Eye View of the City of Annapolis, Chas. Magnus, 1864, Reproduced, 1967.

Gray's New Map of Annapolis, Anne Arundel County, MD., 1877.

Hopkins, G.M. Map of Annapolis, 1878.

Map of Annapolis, Southern Map Company, Baltimore, MD., 1905.

Plan of Annapolis, Geo. H. Shafer, 25 July 1718.

Sanborn Fire Insurance Maps, 1885, 1891, 1896, 1897, 1903, 1908, 1913, 1921, 1930, 1954.

Photographs

Hayman Collection, 1920ca-1930ca. Record Group SC1406. Annapolis, Maryland: Maryland State Archives.

Mame Warren Collection, 1859-1910. Record Group SC985. Annapolis, Maryland: Maryland State Archives.

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10. Geographical Data

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Acreage of Property less than 1 acre

Verbal Boundary Description (Describe the boundaries of the property.)

The property designated 3 Randall Court occupies Parcel 1039 on Tax Map 32 of Annapolis.

Boundary Justification (Explain why the boundaries were selected.)

This parcel was originally part of a larger tract of land belonging to 1, 2, and 3 Randall Court and has been associated with the property since the construction of the three attached dwellings on the site between 1900 and 1903.

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11. Form Prepared By

=====

name/title Kim Williams & L. Trieschmann/Architectural Historians
organization Traceries date June 18, 1993
street & number 3712 Thornapple Street telephone (301) 656-2142
city or town Chevy Chase state MD zip code 20815

=====

12. Property Owner

=====

name Eleanor and Leanord Davidov
street & number 1 Country Lane telephone 626-0340
city or town Annapolis state MD zip code 21401

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ANNAPOLIS SURVEY
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3 Randall Court

name of property

Anne Arundel County, MD

county and state

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Constructed in the period 1900-1903, the buildings at 1, 2 and 3 Randall Court are three separate, but attached residences that were originally designed together to appear as one large and imposing dwelling. The three buildings, which occupy an important site at the corner of Maryland Avenue, State Circle, and Randall Court (historically Randall Place), originally fronted Randall Place and were set back from Maryland Avenue. During the mid-20th century, however, individual storefronts were built to project from the Maryland Avenue elevation of the houses. The second floor and attic level of 1 and 2 Randall Court are currently rental apartments entered from Randall Place, while each of the three stores has a Maryland Avenue entrance and address.

Designed in the shingle style of architecture, the attached houses at 1, 2 and 3 Randall Place are 2-1/2-story frame structures which share a common roof and offer the symmetry and balance of one structure. The three buildings, clad with stucco on the first floor and weathered shingles above, are joined together with undetected seams and appear as a single, long, and horizontal building covered with a cross gable roof clad with standing seam metal. The original Maryland Avenue elevation of the buildings features a central projecting pavilion flanked by end wings, while the Randall Court elevation more clearly defines the three individual structures by three projecting cross gable roofs, each with a projecting brick chimney on center.

The house designated 3 Randall Place is located at the northeastern end of the row and retains its original floorplan, architectural features and details. Unlike 1 and 2 Randall Place which have stores on the original first floor of the dwelling and apartments above, 3 Randall Place has a store on both levels of the original house and a storage area in the attic level. Of the three dwellings, 3 Randall Place is the most intact and provides insight into the original floorplan and details of the other two houses.

As is the case with 1 and 2 Randall Place, the Maryland Avenue elevation of 3 Randall Place is obscured by the addition of the Maryland Avenue storefront and cannot be easily read. The northwest elevation (facing Randall Court) and the northeast end elevation, however, are intact and clearly visible.

The northwest elevation facing Randall Court is characterized by the overhanging projecting gable found on each of the three Randall Court elevations of the three houses and the single-story porch with stuccoed columns supporting the all-encompassing and expansive

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gable roof of the main house. The projecting gable, clad with fishscale shingles at the attic level and rectangular shingles on the second floor, is located at the south end of the elevation and hangs slightly over the original stuccoed first floor below. A square bay with pairs of 12/12 windows, located directly below the projecting gable in the first floor, is not original.¹

While the exterior wall towards the north end of this elevation is set back from the projecting gable and features a single wood and glass entry door and 12/12 window, the single-story porch with stuccoed columns is set upon a brick pier foundation and extends slightly beyond the projecting gable wall. A shed roof dormer perched atop the wide gable roof is located on center of the porch. The Randall Court elevation of 3 Randall Place is the most original and intact of the three dwellings. The complex massing of the projecting gable with its shingles, the open porch and the expansive and overhanging roof give this house the character that is generally associated with the grand domestic architecture designed in the shingle style.

The northeast end elevation features the large end gable, clad at the attic level with fishscale shingles and on the second floor level with rectangular shingles. The second floor has a single 4/4 window, while the attic level features a pair of 6/6 windows. All of the windows on this elevation are surrounded by plain architrave surrounds with a slightly projecting cornice.

The original southeast (Maryland Avenue) elevation of 3 Randall Court is obscured by the storefront addition which sits in front of the original elevation, but does not abut it. This storefront, added after 1954 is not structurally connected to the original building. However, a weatherboarded entry vestibule has been added to the original exterior wall between it and the storefront. A flat roof connected to the two structures covers the space between the storefront and entry vestibule giving the space an enclosed effect.

¹ Examination at the basement level reveals that the original foundation wall was broken through under the bay and a new brick foundation to support the bay was constructed.

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The interior of 3 Randall Place is intact and features the original floorplan that has been altered somewhat at 1 and 2 Randall Place. The first floor of the one-time dwelling features a four-room plan with two large front and rear parlors, off of which are two smaller rooms: the kitchen towards the front, and stair hall towards the rear. The original Maryland Avenue entry door opened directly into the kitchen space and led back to the rear stair hall. The front and rear parlors, which are connected to one another by double door openings and are reached, from single doors off of the front kitchen and rear stair hall.

The character-defining features of the front and rear parlors are the bullseye molding around the doors and windows and the corner chimneys and their mantels. Unlike the mantels that are missing in 1 and 2 Randall Place, both of the original mantels are intact. The mantel in the front parlor features attenuated and unfluted Ionic columns supporting carved brackets which in turn support the mantel shelf above. An unsupported bracket is located on center of the mantel entablature and is flanked by a garland relief molding of wood.

The mantel in the rear parlor is identical to the one found in 1 Randall Court and features fluted Scamozzi Ionic columns supporting carved frieze blocks and the mantel shelf above. The recessed entablature, obscured in 1 Randall Place, is ornamented with a raised wood garland motif.

The stair hall at the back of the dwelling contains the original quarter-turn stair with the original turned balusters and square newell posts. The square newell post has bevelled edges and fluting on the shaft; the block atop the shaft features roundels on center of each of the four faces.

The second floor consists of three rooms off of a central corridor. The corridor, which runs the length of the house, opens onto the two principal rooms and terminates at the southeast end at a bathroom. The two principal rooms are connected by a single door opening; one overlooks Randall Court, while the other overlooks Maryland Avenue. The windows and doors in both rooms have the same fluted and beaded molded trim as found on the upper floor levels of 1 and 2 Randall Place and the baseboards and floorboards are original. Only the crown molding, larger than that found on the first floor and in 1 and 2 Randall Place, appears to be a

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replacement.

A door off of the corridor leads to the enclosed stair which ascends to the finished attic level. The enclosed stair features vertical beaded board walls. The attic level consists of two rooms located within the cross gable roof. The room towards the north end of the house is lit by the pair of windows in the northeast gable end wall and overlooks the roofs of buildings along Maryland Avenue; the room towards the south end of the house is located in the projecting gable and has a single window overlooking Randall Court. A long closet with three doors extends across the width of the back wall of the room.

The full basement is reached through a door located under the stairs in the rear stair hall of the first floor. The basement has a concrete floor and the exposed brick foundation walls. A broken foundation against the northwest wall and another foundation pushed out from it reveals the addition of the rectangular bay along this elevation.

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Built in the period 1900-1903, the three attached houses at 1, 2 and 3 Randall Court are located on property that was originally part of the large tract of land associated with the Bordley-Randall house. The history of the properties designated 1, 2 and 3 Randall Court illustrates the subdivision of the once large and prominent 18th century Annapolis estates into smaller parcels in the 19th century and the subsequent development of these subdivisions. In addition, the three houses occupy an important site at the intersection of Randall Place, State Circle and Maryland Avenue and are good local examples of the shingle style of architecture.

Designated as Lots 76, 77, 78, 79 and 80 on the Stoddert Map of 1718, the Bordley-Randall house property was originally bounded by College Avenue (originally called Tabernacle Avenue), Prince George Street, Maryland Avenue, State Circle and North Street. The Thomas Bordley family, who owned the property from 1726 to 1810 built the large Bordley-Randall house. In 1811, following John Beale Bordley's death, John Johnson bought the property and sold it that same year to William S. Green. In 1847, Alexander Randall purchased the property and, during the latter half of the 19th century, began to subdivide and improve the large tract of land with commercial and residential buildings.

Following Alexander Randall's death in 1880, the parcel of land on which the attached houses at 1, 2 and 3 Randall Court stand today was acquired, in 1897, by Randall family member Ellen Randall Cheston from Alexander Randall trustees. At that time, the cobblestone path known as Randall Place was laid.² In 1901, Ellen Randall Cheston deeded the properties to D. Murray Cheston. The three attached houses at 1, 2 and 3 Randall Place were built between 1900 and 1903.³

D. Murray Cheston retained ownership of the property with the three houses on it until 1920 at which time the property was divided into three separate parcels and deeded to individual family members.

² Liber GW3, Folio 375.

³ The date of construction has been determined by map and research; the attached houses do not appear on the 1897 Sanborn Map and are not listed in the 1900 U.S. Census, but do appear on the 1903 Sanborn Map. The tax assessment books for the letters A-K and for the period 1896-1905 are missing at the Maryland State Archives. Because the name of the owner of the property in this period is Cheston, the assessment record information could not be researched to verify the date of construction range.

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The houses and property at 1 and 3 Randall Place were deeded to Alexander R. and Margaret Cheston and D. Murray Cheston, Jr. The house at 2 Randall Place was deeded to Katherine Wirt Cheston Haines and William J. Haines. Based upon the 1920 U.S. Census data, it appears that the houses at 1, 2 and 3 Randall Place were rented out at that time to Naval officers and their families.⁴

According to the historic maps, the three attached buildings were altered between 1913 and 1921 from single-family dwellings to apartments. After 1954, a storefront addition fronting Maryland Avenue was added to the first floor of 3 Randall Court.

In 1961 all three properties were purchased by Margaret and Philip Van Horn Weems. Philip Van Horn Weems, born 1889, was Lieutenant Commander in the U.S. Navy and author of several technical books on marine and aerial navigation and inventor of a navigator's watch.⁵

The building at 3 Randall Court is currently owned by Leonard and Eleanor Davidov and is operated as an antique store in both floors of the original house. The storefront addition also houses an antique store.

⁴ The U.S. Census records do not give the house numbers on Randall Place; however, of the five properties listed on the street, four are occupied by Naval officers and the fifth, by a general store manager. All five residents are listed as renting the house in which they live.

⁵ Douglas Andes Weems, History of the Weems Family. Annapolis: Weems System of Navigation, 1945, p. 34.

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3 Randall Court

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Historic Period Theme:

Architecture, Landscape
Architecture and Community
Planning

Geographic Organization:

Western Shore

Chronological/Developmental Period:

I n d u s t r i a l / U r b a n
Dominance, 1870-1930

Resource Type(s):

Standing Structure

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Chain of Title for 3 Randall Court:

- Pre 1726: Thomas Bordley's will devises all real estate in Annapolis (except Lots 92, 93, 104, 106 and lot on Francis Street) to son Stephen. Wife Ariana is executor
Wills L 19 Folio 99
- 1730: Lease to John Wolfe from the Bordleys
TI #1 Folio 268
- 1730: Mortgage on property between John Wolfe and Daniel Dulaney and John Tunstall
TI #1 Folio 22
- 1764: Stephen Bordley to his brother John Beale Bordley (real estate) and sister Elizabeth Bordley (house and furnishings)
Wills L 33 Folio 39
- 1789: Elizabeth Bordley to John Beale Bordley
Wills JG 1 Folio 107
- 1798: Philip B. Key is a tenant
Federal Direct Tax f.2
- pre 1801: John Beale Bordley to John Johnson
Liber NH 16 Folio 607
- 1811: John Johnson gets the title to the land as per Bordley's will
Liber NH 16 Folio 607
- 1811: John Johnson to William S. Green
Liber WSG 1 Folio 1
- 1847: Trustee for William S. Green to Alexander Randall
Liber JHN 2 Folio 440
- 1880: John Wirt, Blanchard, and B. Alexander Randall appointed Executors and Trustees under the Will of Alexander Randall. Equity 1987
Will BRD 42 Folio 452
- 1897: Randall Trustees to Ellen R. Cheston
Liber GW 5 Folio 418

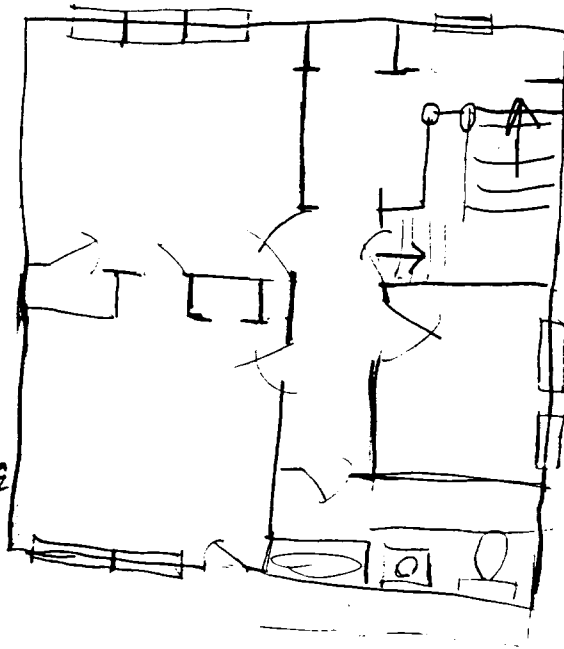
- 1901: Ellen R. Cheston to D. Murray Cheston
Will GW 23 Folio 73
- 1920 D. Murray Cheston deeded to Alexander R. and Margaret
Cheston, and D. Murray Cheston, Jr.
Liber WNW 37 Folio 65
- 1920: Cheston Estate to Margaret Galloway Cheston
Liber WNW 39 Folio 13
- 1956: Margaret Cheston to Eleanor McParlin Davis
Will HSC 1 Folio 452
- 1961: Catherine Roca Davis Newton, daughter of Eleanor Davis to
Philip Van Horn and Margaret Weems
Liber GTC 1490 Folio 40
- 1963: Philip Van Horn and Margaret Weems to John and Jessie
Kennecott Gordon
Liber LNP 1669 Folio 211
- 1976: Gordons to Margaret Weems
Liber 2863 Folio 525
- 1983: Margaret Weems to Lallie Properties Partnership
Liber 3576 Folio 776
- 1985: Lallie Properties Partnership to Leonard and Eleanor
Davidov
Liber 3937 Folio 114

AA-19



2ND FLOOR

same molding
" doors
decorative hinge plates
added larger crown molding



1ST STORY



original foundation line

larger crown molding

old doors

same as 1st floor

quarter-flight turned spindle



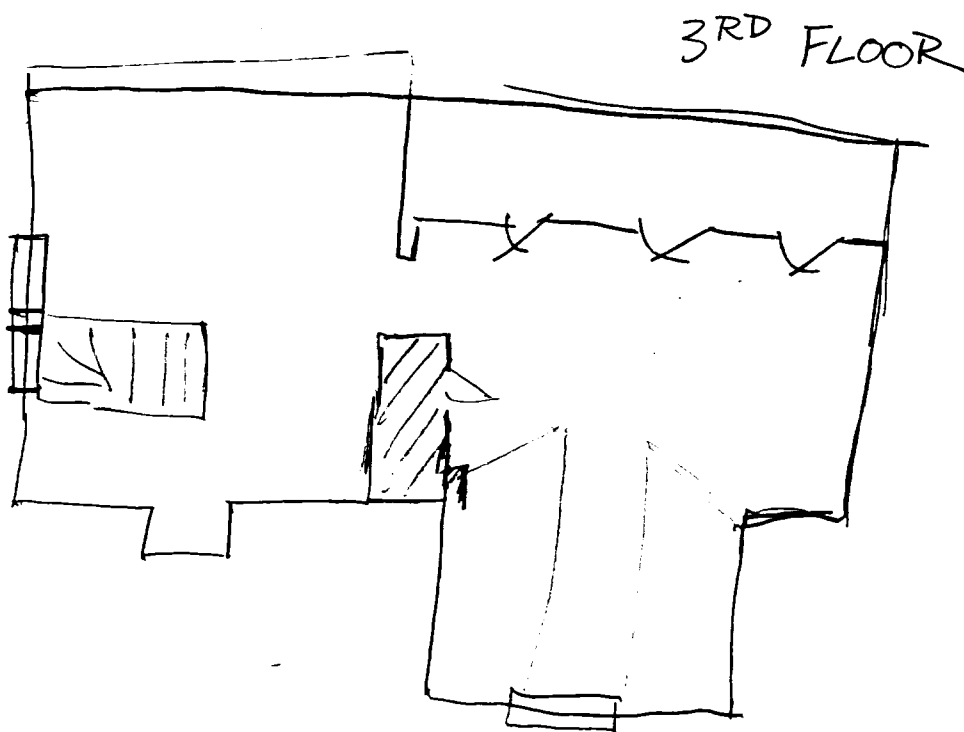
kitchenette

new molding in front

same bullseye, crown & decorative trim & baseboard as rest of bldg

3 Randall Court AA-19

3rd floor same as 1 Randall



3 Randall Court AA-19

This is a detailed street map of a section of the City of St. Louis, Missouri, centered around the State Capitol building. The map shows a grid of streets including North St., College St., Prince Ave., George Ave., East St., Cornhill St., Francis St., and Main St. Numerous lots are labeled with addresses, many of which are circled in red. The State Capitol building is prominently featured in the center, surrounded by a circular area labeled 'STATE CAPITOL'. The map also shows various other landmarks and street names, such as 'PRINCE AVENUE', 'GEORGE AVENUE', 'EAST ST.', 'CORNHILL ST.', 'FRANCIS ST.', and 'MAIN ST.'

AA-19



AA-19

3 Randall Court

Annapolis, MD

Traces; 6/93

MD SHPD

NW Elevation

1/16



AA-19
3 Randall Court
Minneapolis, MD
Tracerres; 6/93
MD SHPD
NE end gable
2/16



AA-19
3 Randall Court
Annapolis, MD
Traceries; 6/93
MD SHPO

SE Elevation showing storefront addition (86 MD Arc)
3/16



ENTRANCE
←

MARYLAND AVE

OPEN

COURTYARD
House of
ANTIQUES
&
Collectibles

UP
↑
DO NOT PUT
ANYTHING
HERE

AA-19

3 Randall Court

Annapolis, MD

Tracing: 6/93

MD SHPO

SE Elevation of original building (behind
Maryland Ave. Street front)

4/16



AA-19

3 Randall Court

Annapolis, MD

Tracerres, 6/93

MO SHPO

First floor, NW rear parlor, view showing bay addition

5/16



AA-19

3 Randall Court
Annapolis, MD

Traces; 6/93
MD SHPD

Mantel in NW rear parlor, first floor
6/16



AA-19

3 Randall Court

Annapolis, MD

Traceries, 6/93

MD SHPO

Mantel in SW front parlor, First floor

7/16



AA-19

3 Randall Court

Annapolis, MD

Tracerres, 6/93

MD SHPO

Stair in NE rear room leading from
first floor to second floor

8/16



AA-19
3 Randall Court
Annapolis, MD
Tracerres; 6/93
MD SHPO

Detail of stair leading from first to
second floor
9/16



AA-19

3 Randall Place

Annapolis, MD

Tracerxs; 6/93

MD SHPO

Rear, NW Parlor, second floor

10/16



AA-19

3 Randall Court

Annapolis, MD

Traces: 6/93

MD SHPO

Front SW pastor, second floor

11/16



AA-19

3 Randall Court
Annapolis, MD

Traceries, 6/93

MD SHPD

Second floor corridor, view looking SE

12/16



AA-19

3 Randall Court

Annapolis, MD

Tracerite, 6/93

MD SHPO

Stair leading from second floor to attic
level

13/16



AA-19

3 Randall Court

Annapolis, MD

Traceries; 6/93

MD SHPO

Attic level room, view looking SE

14/16



AA-19

3 Randall Court

Annapolis, MD

Tracerres; 6/93

MD SHPO

Attic level room, view looking NW

15/16



AA-19

3 Randall Court

Annapolis, MD

Traceres: 6/93

MD SHPO

Basement view looking towards NW wall showing
bay addition foundation 10/16